LOT 8 BLOCK A BRANDON HGTS S/D

746-1448, 778-050, 826-1874, 954

GOULET PAUL DANIEL/GOULET MARY DEVIO
1468 SW MAIN BLVD STE 105 #200
LAKE CITY, FL 32025

2027

26-4S-17-08749-108

BUILDING CHARACTERISTICS

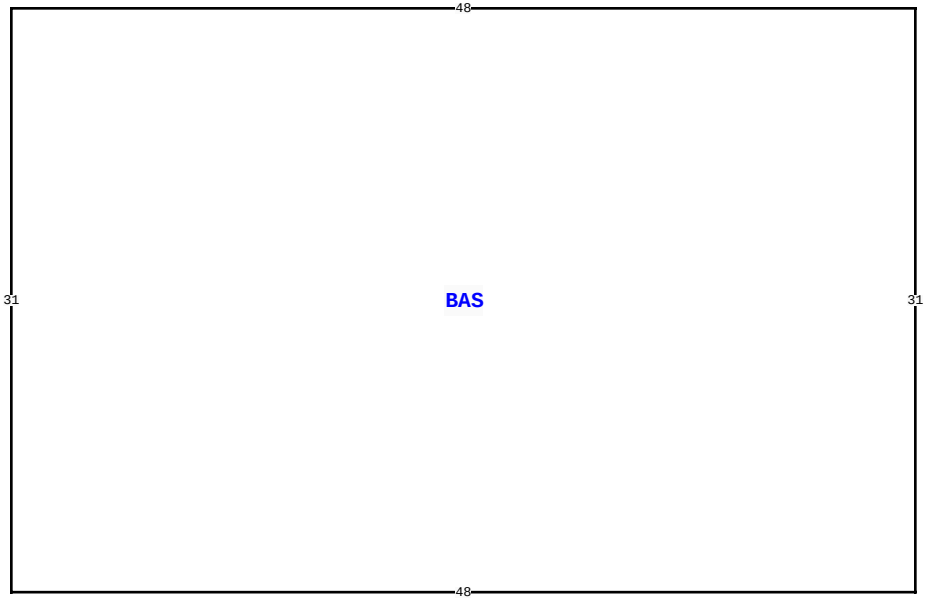
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	89,737
TOTALS	1,488			1,488	89,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,488	117.9000	109.65	163,159	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1488 HX Base Yr 2003



279 SE BRANDON DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	25	25	625.00	UT	5.00	5.00	100	2004	2004	3	100	3,125	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2004	2004	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,737
TOTAL MARKET OB/XF VALUE		8,775
TOTAL LAND VALUE - MARKET		25,740
TOTAL MARKET VALUE		124,252
SOH/AGL Deduction		58,884
ASSESSED VALUE		65,368
TOTAL EXEMPTION VALUE	HX HB DX	45,368
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		124,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21643	GARAGE	80	03/22/2004
19781	M H	125	07/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0197	4/13/2011	WD	U	I	11	100
GRANTOR: PAUL DANIEL GOULET &						
GRANTEE: PAUL DANIEL & MARY						
0954/0324	5/15/2002	WD	Q	V		13,200
GRANTOR: TINA CARTER						
GRANTEE: PAUL GOULET & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S31 E48 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,775

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.17	22,000.00	25,740.00	25,740							

REVIEW DATE 06/21/2017 BY BC Total Acres: 2.75 Total Land Value: 25,740 Market: 0 Agricultural: 0 Common: 25,740 PRINTED 11/17/2026 BY SYS